

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. (954) 828-5123
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Project Name: Florida Power & Light Co. (FPL)/
Southside Substation
200 S.W. 7th Street

Case #: 119-R-02

Date: 9/19/02

Comments:

1. No survey was submitted for this project.
2. A five (5) foot wide public sidewalk is required along this project on S.W. 7th Street as well. Please discuss why one isn't shown there ?
3. Additional comments may be provided upon submittal of the survey.

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: Florida Power & Light Co. (FPL)/
Southside Substation

Case #: 119-R-02

Date: 9/19/02

Comments:

No comments.

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Florida Power & Light Co. (FPL)/
Southside Substation

Case #: 119-R-02

Date: 9/19/02

Comments:

No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: Florida Power & Light Co. (FPL)/
Southside Substation

Case #: 119-R-02

Date: 9/19/02

Comments:

1. Add calculations to the Landscape Plan to verify that the “net lot area” requirement for trees are met.
2. Add rain sensor requirement to irrigation note.
3. Verify that all existing trees and palms in the area of the new construction are referenced.
4. Make sure any utilities (such as overhead powerlines) that would affect proposed planting are shown on the Landscape Plan.

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Division: Planning

Member: Chris Barton
828-5849

Project Name: Florida Power & Light Co. (FPL)/
Southside Substation

Case #: 119-R-02

Date: 9/19/02

Comments:

The proposal is for landscape and screen wall additions for an existing electrical substation located on a 5.62-acre site in the U zoning district. The application is being reviewed as a Public Purpose Use under the provisions of ULDR Section 47-18.26 which allows that publicly owned structures may be permitted in any zoning district and that requested relief from certain zoning requirements may be approved by the City Commission.

1. The proposal is located within the U Zoning District. Site plan approval under the provisions of ULDR Section 47-18.26 are subject to Planning and Zoning Board review and recommendation which shall then be forwarded to the City Commission and approved as an Ordinance with two Public Hearings.
2. The applicant is requesting relief from the limits to the heights of walls allowed within the U zoning district. Please verify that this is the only provision from which relief is being requested. The dimensional and site requirements for this proposal are as stated in ULDR Sections 47-8.16 and .17.
3. The dimensions shown on the site plan do not scale correctly. We noted that the site appears to be approximately 90' by 271'. Please correct this on all drawings.
4. Provide lighting fixture and pole details (height, type, shield et. al.) for all exterior lights both within and outside the proposed walled enclosure.
5. The parking requirement has been determined to be most like that for a telecommunications tower facility as per ULDR Section 47-18.11. Show on the site and landscape plans the location and limits of the required single parking space within the fenced enclosure. Discuss with Zoning Rep.
6. Indicate adjacent building outlines on the site plan and in all elevations. Indicate the use and approximate height of each building shown.

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7. Indicate on the site and landscape plans, all enclosed buildings and all proposed signage on site and provide details.
8. Label and show all proposed and existing colors on the elevations prior to submittal to the Planning and Zoning Board.
9. Provide a copy of the most current recorded plat for the proposed site. Applicant may provide documentation verifying that the site does not require amendments to the plat by a verification letter from Broward Co. Planning Council, et. al.
10. Response to all comments shall be provided within 60 calendar days or project may be subject to additional DRC review.

Additional comments may be forthcoming at DRC meeting.

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Division: Police

Member: Det. Caryn Cleary-
Robitaille
(954) 828-6419

Project Name: Florida Power & Light Co. (FPL)/
Southside Substation

Case #: 119-R-02

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Comments:

Substation should be under a CCTV system that is recorded and monitored from a central, remote location. 24 hour videos should be stored for at least 30 days, in case follow- up is needed.

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Division: Zoning

Member: Terry Burgess
(954) 828-5913

Project Name: Florida Power & Light Co. (FPL)/
Southside Substation

Case #: 119-R-02

Date: 9/19/02

Comments:

1. Provide a narrative outlining point by point the request for a Public Purpose use pursuant to section 47-18.26.